



**29 Gresford Way, Little Acton, Wrexham, LL12 8BB**

**Price £230,000**

A well presented and extended 3 bedroom semi detached house with private parking and larger than usual gardens conveniently located within this established residential area close to schools, the picturesque Acton Park, shops and a frequent bus service. The accommodation has the benefit of gas fired central heating and Upvc double glazing and briefly comprises an enclosed entrance porch, hall with staircase to 1st floor landing, good sized lounge fitted with wood effect flooring that continues into the dining room, an open aspect to the kitchen which is appointed with a range of base and wall cupboards and enjoying a pleasant aspect overlooking the garden. The ground floor also includes a utility area and cloaks/w.c. The 1st floor landing connects the 3 bedrooms, 2 of which are doubles, and a bathroom appointed with a white suite with shower over the bath. Externally, a private drive provides parking for 2/3 cars to the front and a gated entrance into the generous side garden with patio and lawned area providing an excellent outdoor entertaining space. To the rear is a courtyard with access to a brick built store shed. NO CHAIN. Energy Rating - D (59)

## LOCATION

Conveniently located on the outskirts of Wrexham City Centre in an established and popular residential area benefiting from a range of shopping facilities and social amenities within walking distance as well as a good catchment area for both primary and secondary schools. There are excellent road links to the A483 by-pass which links Wrexham, Chester and Oswestry and therefore provides daily commuting to the major commercial and industrial centres of the region. There is also a regular public transport service that operates nearby from Chester Road.

## DIRECTIONS

From Wrexham City Centre proceed for approx. 1 ½ mile along Chester Road, taking the right turn opposite the Smith Garage into Smithy Lane. Take the right turn into Windermere Road and right again into Grasmere Way. Next right into Gresford Way and the property will be observed on the left.

## ON THE GROUND FLOOR

Upvc part glazed door opens to:

### ENCLOSED ENTRANCE PORCH

With upvc double glazed windows, tiled flooring and upvc part glazed door that leads to:

### HALLWAY

Having stairs to first floor landing and six panel white woodgrain effect doors.

### LOUNGE 14'5" x 11'1" (4.4m x 3.4m)

Featuring wood effect flooring, upvc double glazed window to front with radiator below, electric wall mounted fire, picture rail, wall light points and six panel white woodgrain effect door leading to:

### DINING ROOM 11'1" x 10'5" (3.4m x 3.2m)

Having a continuation of the wood effect flooring, two radiators, electric wall mounted fire, mains wired smoke alarm, useful understairs storage area, upvc part glazed external door and an open aspect to:

### KITCHEN 11'1" x 8'2" (3.4m x 2.5m)

Fitted with a range of base and wall cupboards complimented by work surface areas incorporating a stainless steel single drainer sink unit with mixer tap, upvc double glazed windows to both front and side, under unit lighting, plumbing for dishwasher, space for slot-in cooker, space for fridge freezer, grey vinyl flooring, part tiled walls and radiator.

### UTILITY AREA

Having plumbing for washing machine, stainless steel single drainer sink unit with mixer tap, upvc double glazed window, part tiled walls and six panel door to:

### CLOAKS/W.C

Appointed with a low flush w.c, radiator, part tiled walls, gas combination boiler and extractor fan.

## ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

### LANDING

With ceiling hatch to roof space and doors off.

### BEDROOM ONE 11'1" x 9'10" (3.4m x 3m)

Upvc double glazed window overlooking the rear garden and radiator.

### BEDROOM TWO 11'1" x 9'2" (3.4m x 2.8m)

Upvc double glazed window to front and radiator.

### BEDROOM THREE 8'6" x 8'2" (2.6m x 2.5m)

Upvc double glazed window to front and radiator.

### BATHROOM 7'10" x 5'2" (2.4m x 1.6m)

Appointed with a white suite of low flush w.c, pedestal wash basin, twin grip panelled bath with electric shower over, part tiled walls, upvc double glazed window, chrome heated towel rail, radiator and extractor fan.

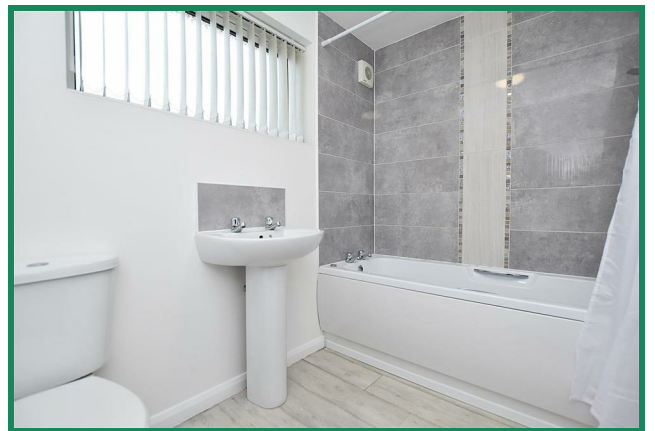
## OUTSIDE

The property is approached across a private driveway which provides parking for 2-3 cars and leads to the entrance door. A gated path leads into the side garden which is a particular feature of the property having a generous lawned area, timber decked patio area for outdoor dining, privacy hedging with a paved path that continues to the rear courtyard with cold water tap and brick built store shed, all of which is enclosed within mainly timber fencing.

## PLEASE NOTE

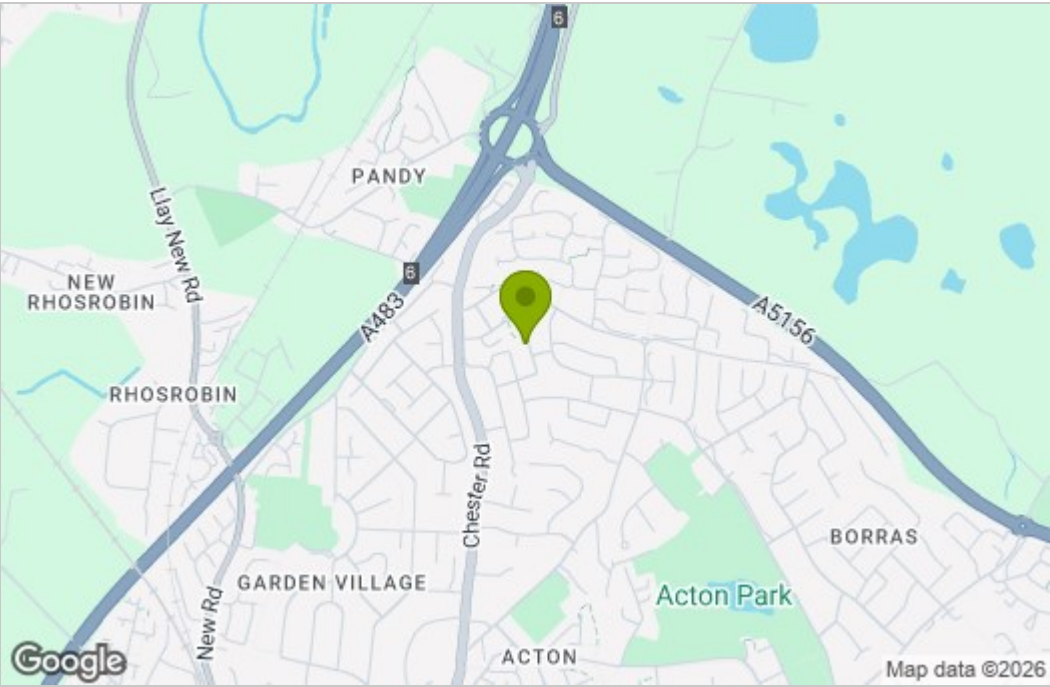
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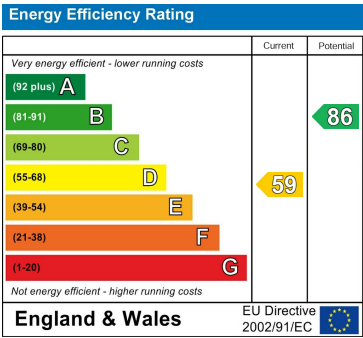


Floor Plan

Area Map



Energy Efficiency Graph



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